

Section 12-32, Division 300 shall be known as the “Griffin Corridor District.”

**Sec. 12-32.301. Intent, Applicability and Boundaries.**

(A) Intent. This district is intended to shape urban form and land use along the Griffin Road corridor. The regulations and intent statements contained herein together comprise a policy blueprint for corridor development. Specifically, the District is intended to accomplish the following:

- (1) Result in improved living and working environments relative to typical highway commercial development patterns.
- (2) Enhance the Town’s tax base by increasing property values through high-quality development, and assisting in the redevelopment of downtown.
- (3) Promote planned developments rather than haphazard speculative development that compromises the integrity of the corridor and the economic health of the Town.
- (4) Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping, as distinguished from land uses which depend largely upon pass-by traffic for business.
- (5) Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between the State Road 7, Florida Turnpike, Davie Road, and University Drive corridors; the major north-south urban thoroughfares within the Town.
- (6) Protect the integrity of adjacent residential neighborhoods.
- (7) Permit a mix of residential and nonresidential development, including mixed uses within buildings or parcels.
- (8) Compliment rather than compete with downtown or University Drive commercial corridor development.
- (9) Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.
- (10) Bring buildings to the roadway and ensure proper proportioning to “enclose” the corridor, and provide a sense of place.
- (11) Provide for preservation of historical structures.
- (12) Provide for public amenities and pedestrian conveniences.
- (13) Maintain flexibility so as not to restrict creativity in development and design, while producing development that adheres to the intent of the District, contributing positively to the image of the Town.

Intent. The master plan requirement is promulgated to place emphasis on future urban form and to provide the proper coordination of all pertinent common elements related to development activity within a given site along the corridor.

It is not the intent of this section to require that the entirety of a large tract be master planned with great detail in order to permit development on a portion of said tract, in cases where there is no forthcoming development on the remainder of the tract, and future development conditions are unknown. However, access, circulation and infrastructure for the tract must be master planned, in addition to the detailed planning of the portion of the tract proposed for immediate development. Portions of the tract may be left "reserved" with respect to specific development details required of master plans, provided the master plan must be amended when such information is available.

(A) When required:

- (1) Parcels capable of being subdivided into two (2) or more conforming lots pursuant to section 12-32.306(A) shall not be divided unless a master plan coordinating development of the parcels has been approved by the Town Council pursuant to the requirements of this section. Development of a portion of the parcel will not be permitted until a master plan is approved for the entirety of the parcel.
- (2) Contiguous parcels under common ownership or control as of the effective date of this ordinance shall not be individually developed, sold, placed under separate control or further divided unless a master plan coordinating development of the parcels has been approved by the Town Council pursuant to the requirements of this section.

(B) Development of parcels which have been subdivided, sold or placed under separate control in violation of paragraphs (A) or (B) above, shall not be permitted unless such parcel is master planned, under unified control, together with the former "parent" parcel or contiguous parcels formerly under the same control or ownership.

(C) Unified control. All master plans must be owned or under the control of the applicant, whether that applicant be an individual, partnership or corporation, or a group of individuals, partnerships or corporations. The applicant shall present firm evidence of unified control of the entire area within the proposed master plan and shall state agreement that, if he proceeds with the proposed development, he or she will:

- (1) Do so in accordance with the officially approved conceptual master plan of the development, and such other conditions or modifications as may be attached to the development.
- (2) Provide agreements, covenants, contracts, deed restrictions or sureties acceptable to the council for completion of the undertaking in accordance with the adopted conceptual master plan as well as the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.
- (3) Bind his development successors in title to any commitments made under items (1) and (2) preceding.

(D) Master plans shall include the following information, at a scale no smaller than one

- (1) Boundary survey
- (2) Proposed parcel divisions within the master plan.
- (3) Access locations to adjacent roadways and parcels within the master plan, and points of access to neighboring parcels in order that cross-access be provided.
- (4) Internal circulation.
- (5) Proposed building locations, maximum heights, floor area and uses, and setbacks.
- (6) Common open space and landscaped areas with tabulations.
- (7) Parking facilities with tabulations.
- (8) Identification of loading areas and proposed screening.
- (9) Location of pedestrian plazas and pathways, and other public amenities.
- (10) Reserve areas within the plan not showing the required details listed above in (5) through (9), to be added to the master plan when proposed development conditions are known.
- (11) Graphically identify the following features within 500 feet east and west of the master plan site, and 250 feet south the site, except that proposed master plans shall identify these features within 500 feet south of the site when having frontage on Davie Road:
  - (a) parcel boundaries
  - (b) existing uses
  - (c) accessways and drives
  - (d) building locations
  - (e) building height
  - (f) location of parking facilities
  - (g) perimeter landscape buffers
  - (h) other physical elements which, like those listed above, would aid in the review of the proposed master plan by providing information on conditions adjacent to the master plan site.

(E) Required documentation. Master plan submittals shall be accompanied by documents demonstrating unified control, providing for maintenance and control of common areas, granting easements deemed critical for site circulation, recreational trails or other purpose, and dedicating land for public amenities. Restrictive covenants and agreements for construction of public amenities or circulation elements may also be required.

(F) Phasing. Where a master plan will be developed in phases or incrementally, the Town Council may require construction of all or part of common circulation and/or public amenity elements of a master plan prior to issuance of a building permit or certificate of occupancy for the first structure to be built, as appropriate, or may require bonding or other security to ensure same.

(G) Procedures for review. All master plan submittals shall be preceded by a preapplication conference with Planning and Zoning division staff. Master plans and master plan modifications shall be reviewed and approved pursuant to the site plan review process and site plan modification process, respectively, as set forth in sections 12-371 and 12-374. Easements and dedications associated with a master plan shall be accepted by ordinance. Plat approval may occur simultaneously with master plan approval. Variance applications related to master plans should be considered by the Town Council prior to Site Plan Committee review of the master plan, however, the preliminary master plan shall be submitted as an exhibit to the variance application to enable the Town Council to determine the appropriateness and impact of the requested variance(s).

(H) The Town Council may deny a master plan or site plan, or impose conditions, including the imposition of requirements which are stricter than those set forth herein if

such additional restrictions are consistent with the stated intent of these regulations.

### **Sec. 12-32.303. Use Zones.**

Use of land within the Griffin Corridor District is governed by four (4) use zones as follows, each of which are delineated on the Official Zoning Map. Permitted uses and associated standards for development vary between use zones, each reflecting unique locational and parcel conditions within the Griffin Corridor District. Following the title of each use zone, below, is the abbreviation for the zone used within tables delineating permitted uses and development standards.

(A) *West Gateway (Use Zone 1).* This zone extends from University Drive east to the Downtown Zone, described below. Office and related complementary uses permitted within the Commercial land use plan designation are encouraged within this zone. Some uses require Commerce/Office plan designation.

(B) *Downtown (Use Zone 2).* This zone generally extends from the eastern boundary of the West Gateway Zone at the Old Davie School east to SW 61 Avenue. Entertainment, dining and tourist-oriented retail uses are encouraged here, with offices and residential uses encouraged on upper floors. Increased building intensity is encouraged, reflecting the gateway to Downtown Davie and the hub of the Griffin Road corridor. Development and uses within this zone reflect a pedestrian orientation.

(C) *East Gateway (Use Zone 3).* This zone extends eastward from SW 61 Avenue to just east of SW 54 Terrace. Retail, office and complimentary uses are encouraged here, although at a lesser intensity than within the Downtown Use Zone.

(D) *Griffin Commerce (Use Zone 4).* This zone extends eastward from the Florida Turnpike to State Road 7. Medium-density residential uses are predominant within this use zone. Should redevelopment occur, Commerce Park type uses, developed in a campus setting with significant open space, are encouraged here. Such uses require a Commerce/Office or Industrial land use plan designation. Development within this area is not subject to the architectural requirements of the Griffin Corridor District.

(E) *Intersection Commercial Nodes ("Nodes").* Within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map.

- (1) *University Drive Node:* Located between University Drive and SW 76 Avenue within the West Gateway Zone.
- (2) *Florida Turnpike Node:* Located east of SW 54 Terrace and west of the Florida Turnpike within the East Gateway Zone.
- (3) *State Road 7 Node:* Located at the State Road 7/Griffin Road intersection within the Griffin Commerce Zone, this node is irregularly shaped, accommodating an existing shopping center at the southwest corner of the intersection, and a small commercial parcel at the northwest corner.

### **Sec. 12-32.304. Permitted, Restricted and Prohibited Uses.**

The following table identifies the permitted, restricted and prohibited uses within the Griffin Corridor District. This District covers a large area regulated by several underlying land use plan designations. Each land use plan designation allows a different range of uses

Therefore, a given use may not be permitted on every parcel of land within a use zone. A "permitted use" herein is permitted only if consistent with the land use plan designation of a given property. Therefore, before it can be determined that a particular use or combination of uses are permitted on a given parcel of land, the Comprehensive Plan must be consulted in order to determine whether the use is consistent with the plan.

Uses are classified below as Permitted (P), Restricted (R) or Prohibited (N). Restricted uses are followed by a numeral which corresponds to a footnote below the following table. Each footnote explains restrictions associated with the use. The Town Administrator or designee shall have the discretion to permit uses which are not specifically listed but are similar to uses that are expressly permitted, provided such uses are not expressly identified as permitted, conditionally permitted or prohibited or in another zoning district

	<u>Gateway</u>	<u>Down-</u>	<u>Gateway</u>	<u>Griffin</u>	
	<u>West</u>	<u>town</u>	<u>East</u>	<u>Commerce</u>	
<u>Use Group/Use</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>	<u>Nodes</u>

#### Community Facility Use Group

<u>Civic Center</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Governmental Bldgs/Municipal</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Public Service Uses</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Hospitals</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Library, Museum</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Schools, Educational Institutions</u>	<u>N</u>	<u>R(1)</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Public Park</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Special Residential Facility</u>	<u>R(2)</u>	<u>N</u>	<u>R(2)</u>	<u>R(2)</u>	<u>P</u>

#### Office and Research Use Group\*

<u>Banks, Financial</u>	<u>R(3)</u>	<u>R(3)</u>	<u>R(3)</u>	<u>R(3)</u>	<u>R(3)</u>
<u>Contractor, office only</u>	<u>N</u>	<u>R(4)</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>General Office</u>	<u>P</u>	<u>R(5)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Medical Clinic</u>	<u>P</u>	<u>R(5)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Doctor's Office</u>	<u>P</u>	<u>R(5)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Real Estate Office</u>	<u>P</u>	<u>R(5)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sales Office</u>	<u>P</u>	<u>R(5)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Laboratory, incl. Medical Lab</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Research Facility</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Motion Picture Studio</u>	<u>R(7)</u>	<u>N</u>	<u>R(7)</u>	<u>R(7)</u>	<u>R(7)</u>
<u>Radio or TV Station</u>	<u>R(7)</u>	<u>N</u>	<u>R(7)</u>	<u>R(7)</u>	<u>R(7)</u>

\*Laboratories and Research Facilities require Commerce/Office land use plan designation. The majority of the corridor is designated Commercial by the land use plan, however, for parcels not designated Commercial, use of the residential to commercial flexibility rule or a land use plan amendment may be required.

#### Retail, Services, and Entertainment Use Group\*

##### •Retail Uses:

<u>Automotive Parts Sales</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Antique Craft Shops</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>

<u>Art Gallery</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Bookstores, Newsstands</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>R(9)</u>	<u>P</u>
<u>Convenience Store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>R(9)</u>	<u>P</u>
<u>Florist, Plant Shop</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Gift Shops</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Office Equipment Sales</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Pawnshop</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pharmacy</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>P(9)</u>	<u>P</u>
<u>Photographic Supplies</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Video Rental</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Retail Sales, other</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<b>•Personal Service Uses:</b>					
<u>Barber/Beauty Shops</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Dry Cleaning (pick-up only)</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>R(9)</u>	<u>P</u>

<u>Use Group/Use</u>	<u>Gateway West Zone 1</u>	<u>Down- town Zone 2</u>	<u>Gateway East Zone 3</u>	<u>Griffin Commerce Zone 4</u>	<u>Nodes</u>
<u>Massage Therapist</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>R(9)</u>	<u>P</u>
<u>Tailor</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>R(9)</u>	<u>P</u>
<u>Shoe Repair</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>R(9)</u>	<u>P</u>
<u>Tanning Salons</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Laundromat</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Personal Services, other</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<b>•General Service Uses:</b>					
<u>Animal Hospital</u>	<u>R(10)</u>	<u>N</u>	<u>R(10)</u>	<u>R(10)</u>	<u>P</u>
<u>Athletic/Health Clubs, Gyms</u>	<u>R(8)</u>	<u>P</u>	<u>R(8)</u>	<u>N</u>	<u>P</u>
<u>Catering Hall</u>	<u>R(6)</u>	<u>R(6)</u>	<u>R(6)</u>	<u>N</u>	<u>R(6)</u>
<u>Nursery, Child Care</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Photocopying, Printing Service</u>	<u>R (8)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b>•Entertainment Uses:</b>					
<u>Adult Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Game Room, Arcade</u>	<u>R (15)</u>	<u>R(15)</u>	<u>R(15)</u>	<u>N</u>	<u>R(15)</u>
<u>Movie Theater, Performing Arts</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Pool Rooms</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Private Clubs</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Art Studio</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Dance Instruction Studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Music Instruction Studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Photographic Studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
<u>Bakery, Delicatessen</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>R(9)</u>	<u>P</u>
<u>Bars, Lounges</u>	<u>R(15)</u>	<u>P</u>	<u>R(15)</u>	<u>N</u>	<u>R(15)</u>
<u>Night Club</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Restaurant, Fast Food</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>R(9)</u>	<u>P</u>
<u>Restaurant, Standard</u>	<u>R(8)</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>

\*The majority of the corridor is designated Commercial by the land use plan, however, for parcels not designated Commercial, use of the residential to commercial flexibility rule or a land use plan amendment may be required.

#### Automotive Service Use Group

<u>Car Wash</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Motor Fuel Pump</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Service Stations</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Truck, Auto, Trailer, Utility Rental</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Vehicle Customizing</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Vehicle Body, Truck Repair, Major</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Vehicle Repair, Minor</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Vehicle Towing</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Vehicle, Boat, Truck Sales</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

#### Lodging Use Group\*

<u>Bed and Breakfast Accommodations</u>	<u>R(6)</u>	<u>R(6)</u>	<u>R(6)</u>	<u>R(6)</u>	<u>N</u>
<u>Hotels, Motels</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

\*Within a Residential land use plan designation, the maximum number of rooms is double the number of dwelling units permitted by the applicable plan designation. Within nonresidential

	<u>Gateway</u>	<u>Down-</u>	<u>Gateway</u>	<u>Griffin</u>	
	<u>West</u>	<u>town</u>	<u>East</u>	<u>Commerce</u>	
<u>Use Group/Use</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>	<u>Nodes</u>

plan designations which permit lodging uses, there is no density limitation.

#### Commerce Use Group\*

<u>Cabinet/Carpentry Shop</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Contractor Shop, Yard</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Distribution Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Gardens, Landscape Contractor</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Light Fabrication/Assembly</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Mini Warehouse/Self Storage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Printer, Commercial</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Warehouse, Storage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Wholesale</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Wholesale Clubs</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>

\*Commerce uses require Commerce/Office or Industrial land use plan designations.

#### Residential Use Group\*

<u>Home Occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential, Multiple-Family :</u>					
<u>(5 to 10 du/ac)</u>	<u>P</u>	<u>R(12)</u>	<u>P</u>	<u>N</u>	<u>R(12)</u>
<u>Residential, Multiple-Family:</u>					
<u>(10 to 22 du/ac)</u>	<u>N</u>	<u>R(12)</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Watchman's Apartment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Mixed Res./Commercial Use</u>	<u>R(13)</u>	<u>R(13)</u>	<u>R(13)</u>	<u>N</u>	<u>R(13)</u>

\*Residential use requires a residential land use plan designation, Regional Activity Center designation. In other plan designations, residential use may be permitted with use of the Town's commercial-to-residential flexibility provisions, or may require a land use plan amendment.

#### Miscellaneous Uses Group

<u>Telecom Apparatus.</u>	<u>R(14)</u>	<u>N</u>	<u>R(14)</u>	<u>R(14)</u>	<u>R(14)</u>
<u>Mobile Home, RV Sale</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Parking Lot, Rental</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>

<u>Accessory Uses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
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R(1) Education uses within the Downtown (Use Zone 2) are permitted only as mixed education/commercial uses, and as such shall incorporate retail, restaurant, entertainment uses, and/or galleries open to the public, into the first floor. Such uses shall be accessible from the adjacent sidewalk along Griffin and Davie Roads with wall signage identifying the uses, must comprise at least 80 percent of the structure's street frontage on Griffin Road and Davie Road, and comprise at least 75 percent of the first floor area. Education uses shall also provide a public plaza with pedestrian amenities along the parcel's street frontage or at an alternative location equally conducive to pedestrian use by passersby.

R(2) Reference Sec. 12-34(Z) pertaining to Special Residential Facilities.

R(3) Drive-thru windows, including vehicular stacking lanes, are prohibited except in the rear yard, and shall not be permitted within 100 feet of a property line zoned, land use plan designated or occupied for single-family residential use.

R(4) Permitted subject to a Special Permit.

R(5) Office uses may locate on upper floors only within buildings constructed after the effective date of these regulations. Buildings constructed prior to effective date designed of these regulations and designed for, and occupied by, offices may retain offices on the first floor. Offices may also occupy single story buildings.

R(6) Subject to Special Permit approval by Town Council.

R(7) Satellite dish antennae only, subject to the restrictions of section 12-34(G), and subject to approval of a Special Permit for more than one (1) dish on a property.

R(8) Retail, general services, studio and personal service uses indicated as restricted uses within the West Gateway (Use Zone 1) are limited to the first floor of a three (3) floor building. Such uses are not permitted in buildings with fewer than three (3) floors.

R(9) Personal service uses and convenience retail uses are limited to fifteen (15) percent of a commerce-park type development with no freestanding signage. Such uses shall not be the sole occupants of any freestanding building, nor shall personal service and convenience retail uses comprise more than 25% of any structure.

R(10) Reference No animal hospital shall be located within 250' of a residential zoning district, land use plan designation or single family detached use, measured in a straight air distance from the nearest point of the animal hospital building to the nearest point of any parcel land use plan designated, zoned or occupied for single-family detached residential use. There shall be soundproofing in any area where animals are contained or treated. There shall be no overnight boarding, except in conjunction with medical needs associated with the animal hospital or clinic activities.

R(11) Reserved.

R(12) Permitted only as part of a mixed-use development wherein residential uses are located within the same structure as nonresidential uses, or within separate structures which are integrated into the planned mixed-use development.

R(13). Buildings designed to contain a mix of the following uses are permitted provided any residential use is located within an upper floor, and that residential and nonresidential uses do not share the same floor: residential; office; retail; studios; galleries; educational uses; services; restaurants; and, lodging. The use of the Town's flexibility provisions may be required in order to permit a mixed-use structure or mixed-use development.

R(14) For purposes of Article XV which regulates the location of telecommunication apparatus by zoning designation, the zoning of any given parcel of land within the Griffin Corridor District shall be the zoning district that first permits the most intense use of the parcel.

R(15) Permitted as an accessory use to restaurants and hotels.

## **Sec. 12-32.305. Architecture.**

All new structures shall conform to the architectural design standards contained within

the Griffin Corridor Architectural Design Manual adopted by the Town Council except the architectural requirement shall not apply within the Griffin Commerce Use Zone, and shall be optional with the Downtown use zone, as developers have the option of developing under the western theme architecture, provided facades are finished with brick. Required architectural details shall be provided on all sides of a structure. Existing structures are not required to conform to the architectural standards unless undergoing a substantial exterior renovation, valued at a cost of fifty percent (50 percent) or more of the assessed value of the structure. Historically significant buildings identified in the Comprehensive Plan, and those buildings with unique architecture deemed by the Town Council as worthy of being preserved, shall be exempt from this requirement.

#### **Sec. 12-32.306. Minimum Parcel Requirements.**

##### **(A) Minimum lot area:**

	<u>West</u> <u>Gateway:</u>	<u>Down-</u> <u>town</u>	<u>East</u> <u>Gateway</u>	<u>Griffin</u> <u>Commerce</u>	<u>Nodes</u>
<u>Use Group:</u>					
<u>Residential</u>	<u>65,000 s.f.</u>	<u>65,000 s.f.</u>	<u>65,000 s.f.</u>	<u>3 acres</u>	<u>65,000 s.f.</u>
<u>Lodging:</u>					
<u>Hotel/motel</u>	<u>2.5 acres</u>	<u>65,000 s.f.</u>	<u>2.5 acres</u>	<u>2.5 acres</u>	<u>2.5 acres</u>
<u>Bed &amp; Breakfast</u>	<u>10,000 s.f.</u>	<u>6,000 s.f.</u>	<u>10,000 s.f.</u>	<u>n/a</u>	<u>n/a</u>
<u>Commerce</u>	<u>65,000 s.f.</u>	<u>n/a</u>	<u>n/a</u>	<u>3 acres</u>	<u>n/a</u>
<u>Other</u>	<u>65,000 s.f.</u>	<u>65,000 s.f.</u>	<u>65,000 s.f.</u>	<u>65,000 s.f.</u>	<u>43,560 s.f.</u>

##### **(B) Minimum Lot Frontage/Width:**

	<u>West</u> <u>Gateway:</u>	<u>Down-</u> <u>town</u>	<u>East</u> <u>Gateway</u>	<u>Griffin</u> <u>Commerce</u>	<u>Nodes</u>
<u>Use Group:</u>					
<u>Residential</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>
<u>Lodging:</u>					
<u>Hotel/motel</u>	<u>300 feet</u>	<u>250 feet</u>	<u>300 feet</u>	<u>300 feet</u>	<u>300 feet</u>
<u>Bed &amp; Breakfast</u>	<u>100 feet</u>	<u>75 feet</u>	<u>100 feet</u>	<u>n/a</u>	<u>n/a</u>
<u>Commerce</u>	<u>250 feet</u>	<u>n/a</u>	<u>n/a</u>	<u>250 feet</u>	<u>n/a</u>
<u>Other</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>200 feet</u>

##### **(C) Minimum Lot Depth:**

	<u>West</u> <u>Gateway:</u>	<u>Down-</u> <u>town</u>	<u>East</u> <u>Gateway</u>	<u>Griffin</u> <u>Commerce</u>	<u>Nodes</u>
<u>Use Group:</u>					
<u>Residential</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>
<u>Hotel/motel</u>	<u>300 feet</u>	<u>250 feet</u>	<u>300 feet</u>	<u>300 feet</u>	<u>300 feet</u>
<u>Bed &amp; Breakfast</u>	<u>100 feet</u>	<u>80 feet</u>	<u>100 feet</u>	<u>n/a</u>	<u>n/a</u>
<u>Commerce</u>	<u>250 feet</u>	<u>n/a</u>	<u>n/a</u>	<u>250 feet</u>	<u>n/a</u>
<u>Other</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>	<u>250 feet</u>

#### **Sec. 12-32.307. Access and Circulation.**

(A) Each accessway onto Griffin Road shall serve the maximum number of parcels practical through use of shared openings, and connections between the parking and circulation facilities of neighboring parcels where uses are compatible.

residential side-streets outside of the Downtown use zone, particularly those without outlets. The Town may require mitigation of any traffic impact such an accessway may have on residential street, above that normally expected for residential use of the street.

**Sec. 12-32.308. Open space.**

The following open space ratios shall apply to all development within a given use zone, unless otherwise noted below:

<u>West Gateway (Zone 1):</u>	<u>40% open space</u>
<u>Downtown (Zone 2):</u>	<u>15% open space</u>
<u>East Gateway (Zone 3):</u>	<u>30% open space</u>
<u>Griffin Commerce (Zone 4):</u>	<u>30% open space for commerce uses</u> <u>40% open space for residential uses</u>
<u>Nodes:</u>	<u>40% open space</u>

**Sec. 12-32.309. Maximum height.**

Two (2) and 3 story structures are encouraged throughout the Griffin Corridor District, with 3 and 4 story structures encouraged in the Downtown use zone and permitted within nodes.

(A) Maximum building heights:

<u>West</u>	<u>Down-</u>	<u>East</u>	<u>Griffin</u>	
<u>Gateway:</u>	<u>town</u>	<u>Gateway</u>	<u>Commerce</u>	<u>Nodes</u>
<u>45 feet</u>	<u>48 feet</u>	<u>45 feet</u>	<u>45 feet</u>	<u>60 feet</u>

(B) Minimum height. All buildings constructed after the effective date of these regulations within the Downtown use zone having frontage on Davie Road, Griffin Road shall have a minimum of two (2) floors and must be at least 30 feet in height. Nonresidential or mixed-use buildings with frontage on SW 65 Avenue and SW 46 Street constructed after the effective date of these regulations within the Downtown use zone shall have two (2) floors.

**Sec. 12-32.310. Building placement.**

The intent of these regulations is to require that buildings be placed forward within a parcel, close to the major thoroughfares in order to accomplish three goals: to de-emphasize the roadway and emphasize the streetscape along side it; to permit large rear setbacks adjacent to residential uses; and, to act as a noise barrier for adjacent residential uses. Nothing within these regulations shall be construed to require any historical or culturally significant structure to comply with the following building placement standards where such compliance would jeopardize the structure or the historical or cultural context of the site it is situated upon.

(A) Street side building placement. The following regulations determine building placement on a parcel. Mixed-use residential/commercial buildings shall comply with all

nonresidential use standards.

- (1) Existing residential structures within all use zones shall maintain the streetside (front) setback requirements under which they were constructed.
- (2) East Gateway, West Gateway.. Structures with frontage along Griffin Road shall be built according to one of the following options, providing that the Town Council may require that a particular alternative be utilized based upon existing conditions in the area of a proposed development.:
  - (a) A minimum setback of 30 feet and maximum setback of 40 feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or
  - (b) A build-to line of 50 feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk.
- (3) Griffin Commerce Use Zone: All Structures shall be built with a minimum 40 foot setback from the right-of-way.
- (4) Downtown Use Zone. Structures with frontage on Griffin and Davie Roads shall be built according to the following standards:
  - (a) West of Davie Road, structures shall be built 25 feet from the edge of the right-of-way, utilizing a 10-foot landscape buffer and a 15-foot front walk in between the landscape buffer and the structure.
  - (b) East of Davie Road, structures shall be built 50 feet from the edge of right-of-way, incorporating a 22-foot landscape buffer abutting Griffin Road and/or Davie Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk.
  - (c) Structures with frontage on one of the local streets within the Downtown use zone shall be built 15 feet from the right-of-way, providing for a 5-foot landscape strip and a 10-foot sidewalk.

(B) Minimum rear setbacks.

- (1) Existing residential structures shall maintain the rear setbacks of the zoning districts they were constructed under.
- (2) East Gateway, West Gateway, Griffin Commerce and Nodes:
  - (a) New residential structures shall provide a minimum 40-foot rear yard.
  - (b) Nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least 50 feet from the rear property line for each 15 feet of building height, or fraction thereof.
  - (c) Nonresidential structures abutting all other plan designations, zoning and uses shall be set back at least 25 feet.

(d) Downtown Use Zone:

- (1) For nonresidential uses, there shall be no minimum rear setback unless abutting a property zoned, land use plan designated or occupied by a residential use, in which case the rear setback shall be ten (10) feet.
- (2) Residential uses shall provide a minimum 15-foot rear setback.

(C) Required side setbacks:

- (1) West Gateway, East Gateway, Griffin Commerce Use Zones: The minimum side setback shall be one (1) foot per one (1) foot of building height, provided that no side yard abutting a residential side street shall be less than 35 feet in depth.
- (2) Downtown; nonresidential interior side: no minimum setback  
Downtown, nonresidential corner side: shall conform to the applicable  
front build-to line of the corner  
side street.

**Sec. 12-32.311. Landscaping.**

Landscaping shall meet the requirements of Article VI unless otherwise noted below.

(A) Where a drive aisle is to be utilized in front of a structure, the required landscape buffer adjacent to the right-of-way shall be 20 feet in width.

(B) Where no drive aisle is to be utilized in front of a structure, the minimum landscape buffer width shall be 30 feet.

(C) In the Downtown use zone where no front drive is to be utilized in front of a structure, the required landscape buffer adjacent to the right-of-way shall be 10 feet in width along Griffin and Davie Roads. Along local roads, the landscape buffer shall be five (5) feet in width.

(D) In the Griffin Commerce use zone, the minimum landscape buffer shall be 40 feet along Griffin Road and SW 48 Street.

(E) Landscape buffers shall match the grade of the right-of-way at the streetside property line, or, in the case of a retaining wall along the right-of-way line, shall match the top elevation of the retaining wall. The landscape buffer shall not exceed a 20:1 slope within the required buffer width abutting the right-of-way, and shall not exceed a 4:1 slope thereafter if necessary to transition to the finished grade of the adjacent property. A retaining wall not to exceed three (3) feet in height may be utilized at the rear of the landscape buffer to transition to the finished grade of the adjacent property.

(F) Landscape buffers for areas west of Davie Road within the Downtown use zone shall comply with the landscaping requirements of the Western Theme District.

(G) Landscape buffers 20 feet in width or greater shall include one (1) 14 -to -16-foot canopy tree per every (40) linear feet of street frontage. Said trees shall be arranged in a linear planting scheme. In addition, (3) accent trees or palms shall be planted in groupings for every five-hundred (500) square feet of buffer area within (5) to (15) feet from the edge of

pavement along Griffin Road. A maximum of 30 percent palms may be used to meet this requirement. The developer shall provide (1) shrub and (1) ground cover per every (1) linear foot of property frontage planted in massings. Each massing shall be in a meandering planting design with no more than 30' between groupings. Shrubs shall be installed at (24) inches in height and maintained at a minimum height of (3) feet and a maximum height of (5) feet. Ground covers shall be installed at (12) inches in height and maintained at a maximum of (24) inches in height. All planting beds shall provide a (24) inch mulch bed a minimum (3) inches deep between plants and sod.

(H) For the purposes of continuity, accent trees, palms, shrubs and ground covers shall be selected from the materials list provided by the Town of Davie.

(I) The perimeter buffer required by Sec. 12-107(D)(3) between commercial and residential uses shall be increased to 20 feet in width and shall include one (1) canopy tree for every 30 feet of property line.

(J) Perimeter buffers along residential side streets shall be the full depth of the required building setback along such side streets, provided this requirement does not apply within the Downtown use zone.

#### **Sec. 12-32.312. Mixed uses.**

Buildings designed to contain residential units; offices; and retail, studios, galleries, educational uses, services, restaurants or lodging uses are permitted subject to the same development standards as nonresidential structures. Building setbacks and landscape buffers for mixed use developments where the residential use is located in separate building(s) from the nonresidential use but integrated into the overall development shall be determined based upon the design of the proposed development as reflected in a master plan or site plan, as appropriate, using the standards for both residential and nonresidential development set forth herein, as a guide.

#### **Sec. 12-32.313. Power Lines, Lighting.**

All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the Town's specifications established specifically for the Griffin Road corridor.

#### **Sec. 12-32.314. Parking.**

(A) Parking shall be as provided in Article VII, except as provided below.

- (1) Commercial parking within the Downtown use zone shall be provided at a ratio of one (1) space per 250 square feet of gross floor area.
- (2) Office parking within the Downtown use zone shall be provided at a ratio of one (1) space per 350 square feet of gross floor area.
- (3) Office parking outside of the Downtown use zone shall provided at a ratio of one (1) space per 300 square feet.
- (4) Mixed use developments throughout the Griffin Corridor District may utilize Section 12-295(5)(i) which reduces parking requirements based upon shared parking with different hours of use

(B) It is the intent of these regulations that off-street parking areas not be visible from main thoroughfares, other than parallel parking permitted along a front drive within a parcel.

(1) All off-street parking, other than parallel parking permitted along a front drive, shall be located at least 25 feet to the rear of the maximum setback or build-to-line, as appropriate.

(2) Parking on the side of a structure shall be screened from view along Griffin Road.

**Sec. 12-32.315. Building massing and orientation.**

Within the Downtown use zone, a building shall occupy the entire width of the parcel it is located on, notwithstanding corner side setbacks and clearance needed for a drive which may be required to access the rear of the property.

**Sec. 12-32.316. Sidewalks.**

Sidewalks required within the Downtown use zone shall be constructed of brick pavers to match those installed by the Community Redevelopment Agency along Davie Road.

**Sec. 12-32.317. Signage.**

(A) Signage for each use shall be reviewed for compatibility with the architectural theme.

(B) Freestanding signage is prohibited outside of the Griffin Commerce use zone. Within the Griffin Commerce use zone, pole signs are prohibited, however, monument signs consistent with Article VIII, Illustration 12-242(A) may be utilized. Monument signs may six (6) or eight (8) feet in height. A six (6) foot monument sign may have a horizontal dimension not to exceed ten (10) feet. An eight (8) foot monument sign may have a horizontal dimension not to exceed eight (8) feet.

(C) Permissible signage area, as well as other signage requirements, shall be governed by Article VIII, notwithstanding the signage area limitations for freestanding signs set forth herein and the requirement for compatibility with the architectural theme.

(D) Freestanding signs shall be set back five (5) feet from the front property line.

(E) Freestanding signs are prohibited within 100 feet of any residential side street outside of the Downtown use zone that has no outlet.

**Sec. 12-32.318. Dumpster location.**

Where possible, dumpster enclosures should be designed into the rear of the building. Dumpster enclosures shall be completely screened by landscaping on 3 sides and shall be inconspicuous except when viewed from the front of the enclosure. Enclosures shall not be located within 50 feet of a property that is zoned, land use plan designated or occupied for single-family residential use.

**Sec. 12-32.319. Loading areas.**

Loading areas shall be screened from view along streets and other properties, and shall be set back at least 100 feet from a property that is zoned, land use plan designated or occupied for single-family residential use.

**Sec. 12-32.320. Master Planning Incentives and Waivers.**

(A) The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.

**Secs. 12-32.321---12-32.399 Reserved.**

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**DIVISION 1. WESTERN THEME DISTRICT**

**Sec. 12-385. Created.**

There is hereby created the Western Theme District, which shall be an "overlay district" whose regulations shall supplement, and be cumulative to, the development regulations of any zoning area situate within this district.

**Sec. 12-386. Boundaries.**

The Western Theme Special Zoning District shall be composed of an area including all that portion of land lying within the area as described below:

Beginning at the point of intersection of the centerline of Davie Road (SW 64th Avenue) and the north line of section 26, township 50 south, range 40 east; thence easterly to a point of intersection with the westerly boundary of lot 579 of the recorded plat of Playland Village section 4; thence southwesterly and southerly along the westerly boundaries of lots 579 thru [through] 564 of Playland Village section 4, extended southerly to a point of intersection with the southerly right-of-way of SW 38th Court, this point also being described as the northwest corner of lot 1 of the recorded plat of Playland Village section 1; thence continue southerly along the westerly boundaries of lots 1 through 4 of the recorded plat of Playground Village section 1 of the southwest corner of said lot 4, also described as the point of intersection with the northerly boundary of lot 8 block 1 of the recorded plat of Everglades Park; thence easterly along the northern boundary of said lot 8, block 1 to the northeast corner of said lot 8, block 1, thence southerly along the easterly boundary of lot 8, block 1, of the recorded plat of Everglades Park extended southerly to a point of intersection with the centerline of SW 39th Court; thence westerly along the centerline of SW 39th Court to a point of intersection with the northerly extension of the easterly boundary of lot 7, block 2 of the recorded plat of Everglades Park, thence southerly along the northerly extension of the easterly boundary of southeast corner of said lot; thence westerly along the southerly boundary of lot 7, block 2 of the recorded plat of Everglades Park to the northeast corner of lot 3 of the recorded plat of Strong Park; thence southerly along the easterly boundary of said lot 3 extended to a point of intersection with the centerline of SW 41st Street; thence easterly